

160.0

0004

0004.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
992,900 / 992,900  
992,900 / 992,900  
992,900 / 992,900

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		CLAREMONT AVE, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: NASTUK MICHAEL D &	
Owner 2: NASTUK KRISTIN LIETZKE	
Owner 3:	
Street 1: 75 CLAREMONT AVE	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

## PREVIOUS OWNER

Owner 1: NASTUK MICHAEL -	
Owner 2: LIETZKE KRISTIN -	
Street 1: 75 CLAREMONT AVE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	

## NARRATIVE DESCRIPTION

This parcel contains 8,250 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Wood Shingle Exterior and 2567 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8250		Sq. Ft.	Site		0	70.	0.81	8									467,249						467,200	

## IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							8250.000		519,300		6,400		467,200		992,900							
Total Card							0.189		519,300		6,400		467,200		992,900		Entered Lot Size					
Total Parcel							0.189		519,300		6,400		467,200		992,900		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		386.87		/Parcel: 386.8				Land Unit Type:					

## PREVIOUS ASSESSMENT

Parcel ID 160.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	519,200	6400	8,250.	467,300	992,900	992,900	Year End Roll	12/18/2019
2019	101	FV	393,600	6400	8,250.	467,300	867,300	867,300	Year End Roll	1/3/2019
2018	101	FV	393,600	6400	8,250.	413,900	813,900	813,900	Year End Roll	12/20/2017
2017	101	FV	393,600	6400	8,250.	347,100	747,100	747,100	Year End Roll	1/3/2017
2016	101	FV	393,600	6400	8,250.	347,100	747,100	747,100	Year End	1/4/2016
2015	101	FV	377,600	6400	8,250.	300,400	684,400	684,400	Year End Roll	12/11/2014
2014	101	FV	377,600	6400	8,250.	290,400	674,400	674,400	Year End Roll	12/16/2013
2013	101	FV	377,600	6400	8,250.	276,300	660,300	660,300		12/13/2012

## SALES INFORMATION

## TAX DISTRICT

## PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NASTUK MICHAEL,	58909-122		4/17/2012	Convenience		1	No	No	
MANSFIELD JAMES	55198-507		8/18/2010		720,000	No	No		
	20903-250		12/1/1990		176,000	No	No	Y	

## BUILDING PERMITS

## ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/12/2011	1614	Manual	2,945					insulation	6/7/2018	MEAS&NOTICE	BS	Barbara S
4/5/2011	236	Re-Roof	8,715						12/24/2008	Measured	336	PATRIOT
									4/25/2000	Inspected	263	PATRIOT
									12/16/1999	Mailer Sent		
									12/2/1999	Measured	256	PATRIOT
									3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /



USER DEFINED

Prior Id # 1:	106995
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/11/20	02:37:20
LAST REV	
Date	Time
07/03/18	15:08:04
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

